

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>

Sent: 30 May 2021 11:08

To: Web Development <webdevelopment@ribblevalley.gov.uk>; Planning <planning@ribblevalley.gov.uk>

Subject: Planning Application Comments - 3/2021/0453

Title: Other

Please Specify: [REDACTED]

First Name: [REDACTED]

Surname: [REDACTED]

Is your address in Ribble Valley?: Yes

Enter a postcode or street: [REDACTED]

Choose Address: [REDACTED]

Selected address: [REDACTED]

Locality:

County: Lancashire

uprn: 100010581223

usrn: 31800004

ward: E05005314

Planning Application Reference Number: 3/2021/0453

Address of Development: Sunnybank 3 Ribchester Road
Wilpshire
Blackburn
BB1 9JH

Your Comments: We write with reference to the planning application in respect of 3 Ribchester Road. We do not object in principle but do have some points we wish to raise.

We live at [REDACTED]; our property is on the same block as no 3. Properties nos 1, 1A and 3 are at right angles to the road; nos 1 and 1A have no pavement/road frontage. Vehicle access to our garage, off road parking and property, and similarly that of other properties, is down an unadopted

road to the rear, which is approximately 12 feet wide; this also forms the main pedestrian access to our property. Ribchester Road, is a narrow, busy road and visibility can, on occasions, be somewhat obscured by parked vehicles when pulling out from the unadopted access road. In this context it is not clear from the application what the parking arrangements will be.

Should this application be approved we would request that consideration is given to granting approval specifically for this business and that any change to the nature of the business should be subject to a further application. We feel that this is necessary to protect us from potential increased usage and the neighbourhood disturbance / parking issues that could be caused by any future business with a high turnover of clients.

We do not have any knowledge about the operation of a floatation tank and feel further information would be helpful. For example; will there be additional noise from the operation of the tank such as a motor and/or ventilation?

Finally we have assumed that pedestrian access to the facility will be through existing access points; ie the gates to the property which open onto Ribchester Road but this is not clear from the plan provided. Clarification about this would be helpful as we would be concerned on the grounds of safety if a new pedestrian access was created on the elevation adjacent to the unadopted road.